



VERDE TWO

PRODUCT KNOWLEDGE – JUNE 2019



ASIA PACIFIC
PROPERTY
AWARDS

A PREMIUM DEVELOPMENT BY

FARPOINT
T H I N K B E Y O N D



- Part of **GUNUNG SEWU GROUP** (*Owned Sequislife, Sunpride, ReJuve, Bellfoods, Yupi, ZEN Indoporcelain, Gino, Paradigm*)
- Delivers and manages distinctive properties of high quality standard and innovative design
- Multiple international award winning projects
- Switzerland based real-estate investment company focusing in the Asia market
- Invests only in sustainable buildings as they provide environmental, social, and economic advantages



Sequis Tower



The Hundred



Verde



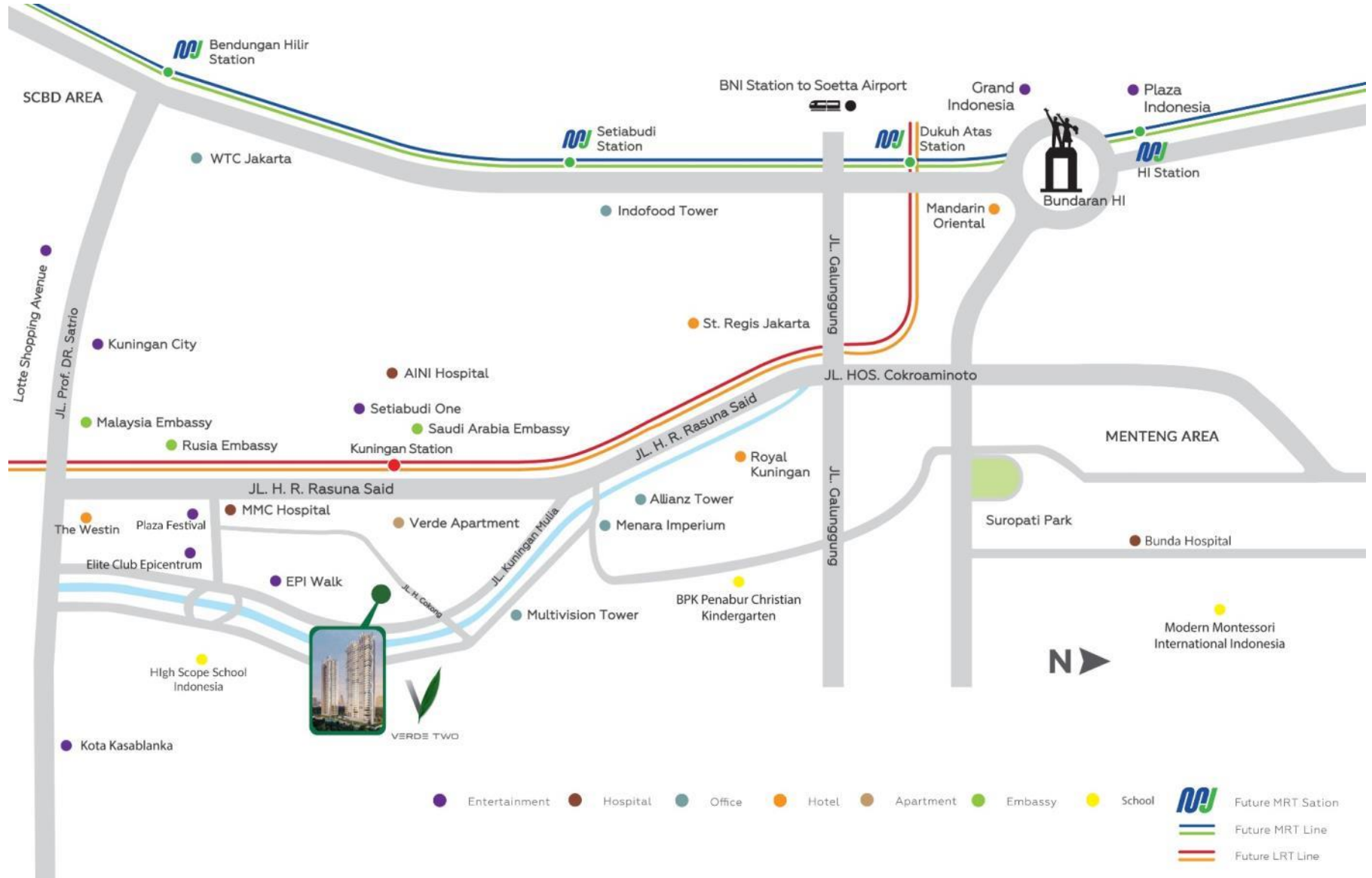
Chengdu WFC



South Quarter

STRATEGIC LOCATION

Close Proximity to Strategic Areas in Jakarta CBD



a HIGH POTENTIAL for APPRECIATION and INVESTMENT VALUE

In upcoming new Kuningan CBD



FARPPOINT
THINK BEYOND

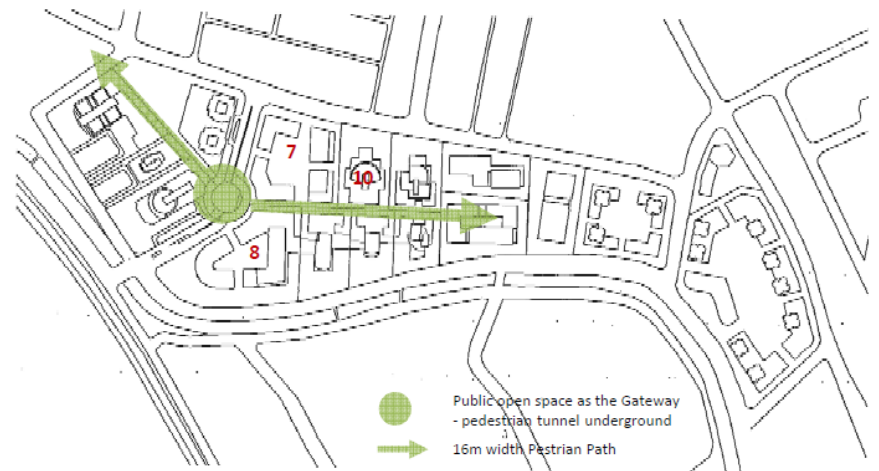
BCA
GRUP BCA

Bakrieland
Dream · Design · Deliver

PERTAMINA

sinarmas land

WINGS



MONTEVERDE

(West Tower)

TERRAVERDE

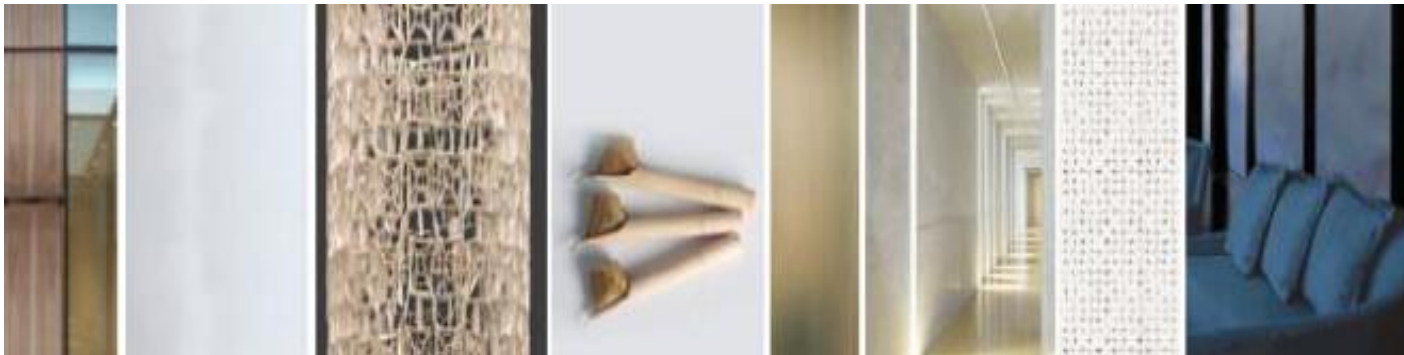
(East Tower)



Meaning

Monteverde is a cloud forest in Costa Rica, the name itself means Green Mountain

Terraverde means green earth and also a new style of syncopated piano music, which originated in USA



Exclusive Residential
8.600 SQM dedicated for **ONLY 2 tower** or **312 units**

We are dedicated for residential ONLY, not attached with shopping malls / offices that have issues on Security & Queuing.

Facilitated with **Sizeable Parking Area**
VERDE Two Ratio 1 : 1.7



Total Lots 517
4 Basement Parking
Dedicated Space for Big Motorcycle

World Class Collaboration



Developer

Design/ Principal Architect

Interior Design

Landscape Designer

Lighting Consultant

Construction Management

Facade Consultant

Structural Engineer

Project Architect

MEP Consultant

Main Contractor



Architect : Johnson Fain

A **fully integrated design** studio in architecture, urban design & planning and interior design. They are the recipient of numerous awards for **design excellence**. Some of their well-known projects are:



Opus One Winery, Oakville, California



MGM Tower, CA, 2011 Building Owners and Managers Association (BOMA), Pacific Southwest Region, The Outstanding Building Of the Year (TOBY) Award, 500.000 to 1million square foot category.



Runway at Playa Vista, California, 2017 Los Angeles Business Journal Commercial Real Estate Awards, Silver, Mixed-Use

Interior Designer : Yabu Pushelberg

*Overlooks interior design to create a sophisticated hospitality styled interiors and lifestyle amenities. They have received many international recognition as “**Top 25 Designers**” in ELLE Décor A-List Award and “**101 People You Must Meet**” by Town & Country magazine for their well-known projects such as:*



Four Seasons New York Downtown



Louis Vuitton Hong Kong



*Oceana Key Biscayne Apartment
Miami, Florida*

Landscape Designer : SWA Group

SWA's landscape architectural works has won several awards like :

- **ASLA - The Landscape Architecture Firm Award, 2005** - SWA Group
- **ASCE Outstanding Project of the Year** - Mountain House New Town, San Joaquin County, California; Trimark Communities, LLC; 2004
- **ULI Award for Excellence: Asia Pacific** - Luohu Land Port and Train Station, Shenzhen, China; Shenzhen Urban Planning and Land Administration Bureau; Chinese Academy of Planning and Urban Design (CAUPD) Architects; 2006
- **Pacific Coast Builders Gold Nugget Award** - Classic Residence By Hyatt, Palo Alto, California; Stanford Management Company; Hyatt Corporation; Steinberg Architects; 2006



Burj Khalifa Dubai



Rio 2016 Olympic Park Competition

Lighting Designer : Inverse Lighting

*Overlooks lighting design to **romancing** and **glamouring** at night condition, Inverse Lighting has received some awards recognition*

- **Lighting Design Awards Residential Category (2007)**
 - **Lighting Designer of the Year 2010**
- **Lighting Design Awards International Projects (2010)**
- **Restaurant & Bar Awards Lighting Design Category (2010)**



Port House, Antwerp



Windelsham, UK



Sound Club Phuket, Thailand

BRINGING YOU A WORLD-CLASS QUALITY TO YOUR HOME

in collaboration with
Construction Management, USA

Turner

Turner has a strong knowledge and experience in overall vision of the building development process, specially in construction high buildings in the world. They have a high accuracy to minimize defect on projects while at the same time keeping projects on time and within budget. Their well known projects are:




TAIPEI 101




The Wilshire Grand Hotel
WEST ORANGE, NEW JERSEY



BURJ | KHALIFA




VietinBank®

More than **60%** indoor & outdoor area
served as an **EXTENSION** of YOUR HOME



365 days living like in 5-Star Hotel

Game Lounge
area size ±124 sqm



Sky Lounge
area size ±267.92 sqm



Health Club & Treatment Room
area size ±456.1 sqm



Sensory Garden
area size ±111.60 sqm



Children's Pool & Splash Pad
area size ±154.5 sqm



Kid's Playroom
area size ±32.50 sqm



Chef Kitchen & Lounge
area size ±226 sqm



Business Center
area size ±57.66 sqm



East Tower Grand Lobby
area size ±174 sqm



Meditation Pavilion
area size ±29 sqm



Swimming Pool & Jogging Track
area size ±262.50 sqm & ±316.20 sqm



Theater Room
area size ±53 sqm



Gentlemen Parlour
area size ±31 sqm



Celebration Pavilion
area size ±59.30 sqm



6000 sqm of Exclusive Indoor Outdoor Lifestyle Amenities





Jacobs Ladder™

Burn calories at a much **higher pace** with a **lower perceived exertion rate** when compared with treadmills. Plus, since it's a **low impact exercise**, it's possible to have a **high-energy workout without significant strain** on the body.



Woodway Curve Treadmill

This style of running **uses more muscle groups** in the body at the same time when compared to the traditional heel strike used by many runners. This challenges the entire body while **burning up to 30% more calories than any other treadmill**.



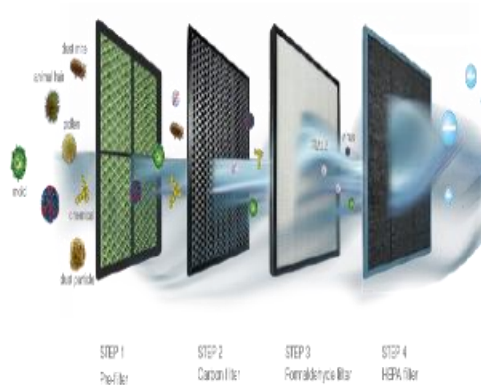
IC7 Indoor Cycle

Known as **the most advanced indoor cycle on the market**. This equipment is also a multiple award-winning commercial quality *indoor cycle* that provides the maximum user comfort and precise Watt rate power meter.



Pilates Reformer Table

The reformer **offers all the benefits of Pilates** including overall strength, flexibility, coordination, and balance. Exercising with the reformer is **possible for anyone**, at any level of fitness.



Air Filtration System

The Air Filtration system can **reduce the number of PM2.5**. This will create **amazing gym experience** as your body will keep receiving fresh air full of oxygen that can enhance your gym experience to the next level.



Jogging Track

The jogging track itself is covered with **100% EPDM Natural Rubber Running Track** that provides high elasticity and comfort for the runner; lowering the chances of knee injury.

Tenant's Quality Experience



SOUL CYCLE
BURN 700 CALORIES
IN 60 MINUTES

Session I:
Saturday, October 13, 2018
9 AM - 10 AM

Session II:
Thursday, October 25, 2018
5 PM - 6 PM

At VERDE Health Club

For further information, please contact our Tenant Relations
by pressing "10" (zero) from your telephone unit.



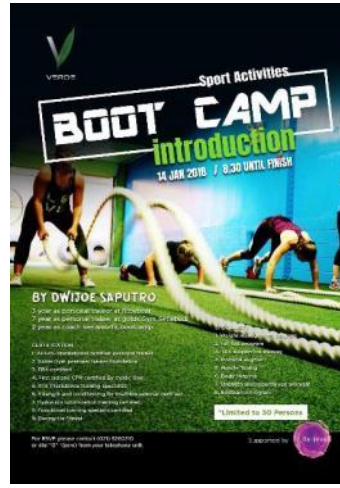
PILOXING

Session I:
Saturday 15 September, 2018
09.00 - Onwards
Poolside Area

Session II:
Thursday, 27 September, 2018
16.00 - Onwards
Poolside Area

*Limited to 10 persons, outfit: use sport shoes

For RSVP, please contact (02) 5262010
or dial "10" (zero) from your telephone unit.



Sport Activities
BOOT CAMP introduction
14 JAN 2018 / 8:30 UNTIL FINISH

BY DWISSE SAPUTRO

1. Warm up cardiovascular exercise at 10 minutes.
2. Group as personal trainer, 10 minutes.
3. Group as personal trainer, 10 minutes.

For RSVP, please contact (02) 5262010
or dial "10" (zero) from your telephone unit.



ACROYOGA
With Ansori

Thursday, 23 August 2018
16.00 - Finish WIB
Poolside Area

*Limited to 10 persons

For RSVP, please contact (02) 5262010
or dial "10" (zero) from your telephone unit.



**INTRODUCING
FAST FIT**
BURN MORE, LESS TIME

WITH STEIL TAUFAN
CHAMPION OF THAI BOXING, KICK BOXING,
BARBIE HEAVYWEIGHT, VERDE CLUB

17 NOV 2018 | 08.30AM - FINISH
29 NOV 2018 | 15.30 PM - FINISH
At Function Room

For RSVP, please contact (02) 5262010 or dial "10" (zero) from your telephone unit.



Let's bring the excitement to your communities and friends!

MARKET DAY

10 AM - 3 PM
VERDE CLUB LOUNGE
& FUNCTION ROOM

SATURDAY, 24 FEB 2018

BARONGSAI SHOW
4-5 PM / AT LOBBY AREA

To participate, bring 10 in the form of cash and
your friends are welcome to VERDE Market Day
held by Saturday, 16 February 2018



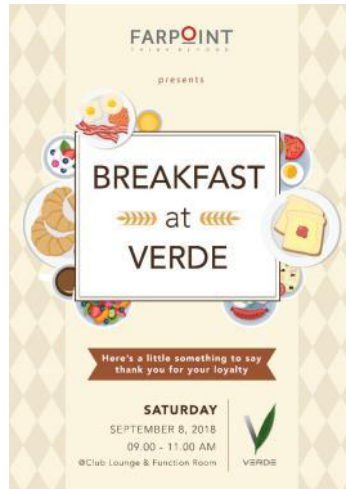
**HAPPY
EASTER**

SUNDAY, 15 APRIL 2018
10.30 - 14.30 at Function Room

1. DMV (Do it your self) Easter Decoration
2. Kids games - carter, make easter egg, 11 Egg hunting with team
3. Kids games - carter make easter egg, 11 Egg hunting with team
4. Kids Easter Dinner

For RSVP please contact (02) 5262010 or dial "10" (zero) from your telephone unit.

www.verde.co.id



FARPOINT
presents

**BREAKFAST
at
VERDE**

Here's a little something to say
thank you for your loyalty

SATURDAY
SEPTEMBER 8, 2018
09.00 - 11.00 AM

@Club Lounge & Function Room

For further information, please contact our Tenant Relations
by pressing "10" (zero) from your telephone unit.



**TRANSYLVANIAN
HALLOWEEN PARTY**
WEAR YOUR BEST HALLOWEEN COSTUME
& WIN EXCITING PRIZES

FRIDAY
OCTOBER 26
3 PM - FINISH
EAST TOWER (UNIT 3515)

COSTUME PARADE
TRICK OR TREAT
FACE PAINTING
MAGIC SHOW & MANY MORE

For further information, please contact our Tenant Relations
by pressing "10" (zero) from your telephone unit.



**Christmas
& Year End Dinner**
"Peace, Hope and Joy"

Wednesday, 19 December 2018
06.30 PM - 08.00 PM

Function Room & BBQ Area
Verde Apartment

Enjoy your BBQ Party & Entertainment by Jackson & Friends Band
with your loved one

Quality and Design

High Quality Materials & Latest in Design



- **Finished goods aluminum** for water tightness
- Air Conditioning with **VRV System**
- **Caesarstone** for less maintenance, perfect hygiene, scratch & crack resistant
- **Engineered wood flooring** durable, prevent the wood's surfaces to expand and curved
- Imported marble with latest pattern style **"Flemish Bond"**
- **Open Air Corridor**
- **Inside – Out Design** Philosophy
- **Semi-Furnished** (built-in wardrobe, wet & dry kitchen cabinets and appliances, and bathrooms)

Creating A World Class Hospitality with High Quality Facade System

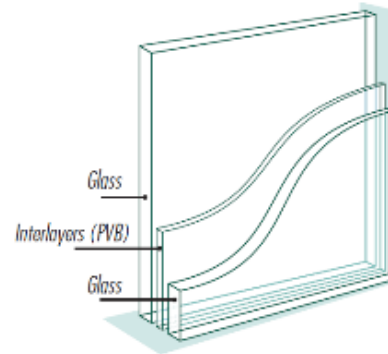


Benefits of Curtain and Window Wall

Curtain walls flooded the interiors with *natural light*.

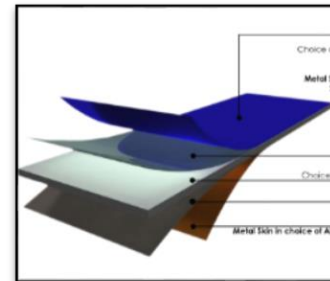
An aluminum-framed curtain wall is designed to be *airtight*. With properly sealed system, the air barrier is continuous from the glass panel to the mullions and the seals.

A well-constructed glass curtain can enhance energy efficiency and reduce the costs of heating and cooling.



First to Use the Latest Low-E Laminated Glass

Laminated glass is a highly effective safety glass for use in high rise buildings. Glass can block up to 99.99% of UV rays that cause fading of furniture, clothing and other objects.



The Eco-Friendly Fire Rated Composite Panel

Aluminum Composite Panel consisting of two layers of a metallic skin sandwiching a fire rated core in a continuous co-extrusion process.

A High-Performance Kitchen to Support Your Day-to-Day Meal

The Exclusive Caesarstone Countertop



We are proudly say that we are the 1st apartment that use Caesarstone countertop. An engineering surface made from 93% natural quartz stone, Caesarstone offer Long lasting and high durability counter surface, truly suitable for your high-performance kitchen.

Single-Lever Faucet



Dornbracht single-lever faucet with a mixture of hot and cold water. Equipped with a pull-out spray and cylindrical body that continues to an ergonomically shaped spout.

Enamel Cast-iron Spacious Sink



The versatile double-sink bowl design will allow you to keep clean and dirty dishes separate and simplify your cooking process. Crafted from enameled cast iron to resists chipping, cracking, or burning for years of beauty and reliable performance.

Walk-Through Style Kitchen Layout

We have gone beyond the traditional 'work triangle' to a worthier 'multiple-cook room'. This effective and lean kitchen layout create an evolution from the traditional kitchen to a sophisticated modern kitchen. Equipped with a powerful line of kitchen appliances and finishing material, this kitchen will perfectly support your daily supper.



Master Bathroom Vanity's Countertop



Kitchen Countertop



**Strong and
durable material**



**Scratch and crack
resistant**



Stain resistant



**High-performance
material**



Heat resistant



**Perfect hygiene
and anti-bacterial**

Only The Best Choice to Serve You and Your Loved One



Built-In Fridge

A custom made fridge by Miele, customized specially to suit your designer kitchen.



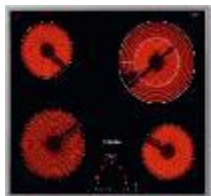
Wall-Mounted Cooker Hood

Mounted directly to the wall with neat stainless steel finish, this cooker hood will help to keep the air clean and removing excess heat. Equipped with charcoal filter, let you enjoy the daily cooking process and living comfortably.



Combi Oven

The combination of oven and microwave with an accurate control system. This combi oven is perfect to prepare the dishes with your own way.



Four Burners Ceramics Stove

We selected Miele ceramics hobs for your modern, clean-look kitchen. Ceramics hobs also easy to clean and add space to your counter top.



Kitchen Island

The kitchen island provides more counter surface and enhances your sophisticated kitchen. Additional storage also available beneath the counter.



Soft-Closing Cabinets

With the soft close mechanism from Blumotion, your cabinets will be closed smoothly and softly. The mechanism is also kids friendly.

Contrast Design to Complement Each Other

Gorgeous and Elegant Master Bathroom

Finished with the elegant European natural stone on the wall and floor surface. With the dark-grey tone, the master bathroom provides more masculine ambience. Equipped with luxurious sanitary wares from TOTO, the bathroom also complemented with a designer vanity with Caesarstone counter top.



Warm and Endearing Secondary Bathroom

Enveloped with the Zion Beige, natural stone from Indonesia, the secondary bathroom offers a more feminine touch to your daily life. Also equipped with sanitary line by TOTO and designer vanity with grey natural stone.



We are committed to have partnership with international brand of property management that provide peace of mind when it comes to the home management services. Property management has gained strong relationships through years of work and more than capable of handling any situation concerning your home.



Front Desk Concierge

We try to make you feel important, and for that we should give you the convenient and help residents in a number of ways is our effort to enhance the quality of your living experience



Security & Safety

Guaranteed security. The placement of 24HR **CCTV** camera at the right and common places as basement parking, drop off, lobby area, amenities area, public corridor and lift. **Access Card** to bring you entering the area of public/amenities and your home unit in securely



Butler Service

Our Butler service will ensure you a pleasant stay in Verde 2 by giving the residence assistance; from restaurant reservation, arranging laundry services to booking facilities.



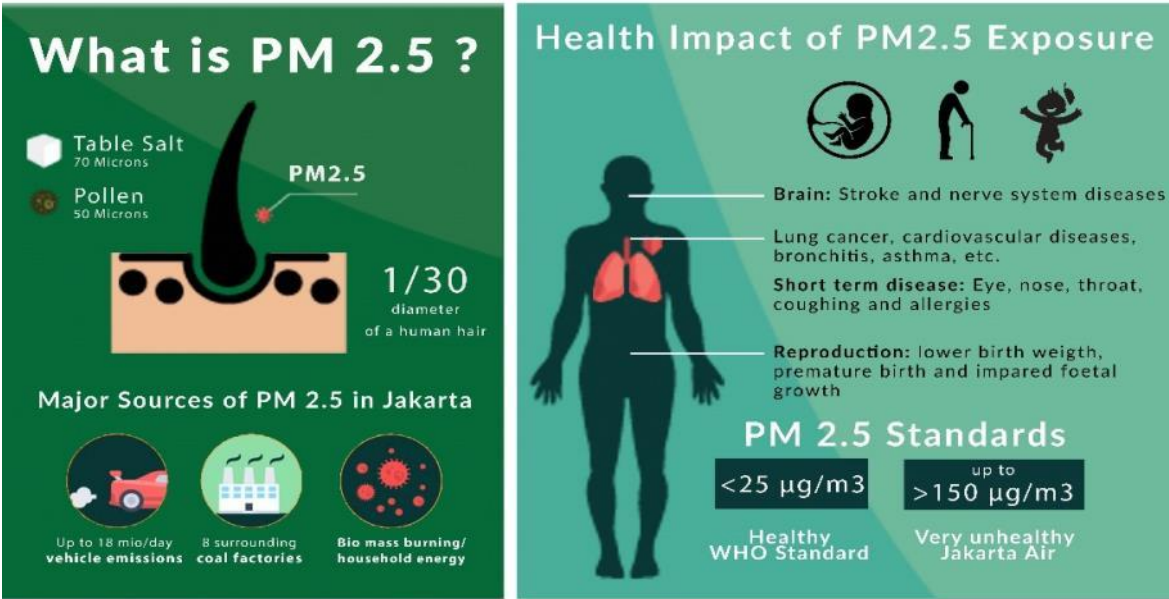
VERDE TWO

MONTEVERDE TOWER

Double Private Lift

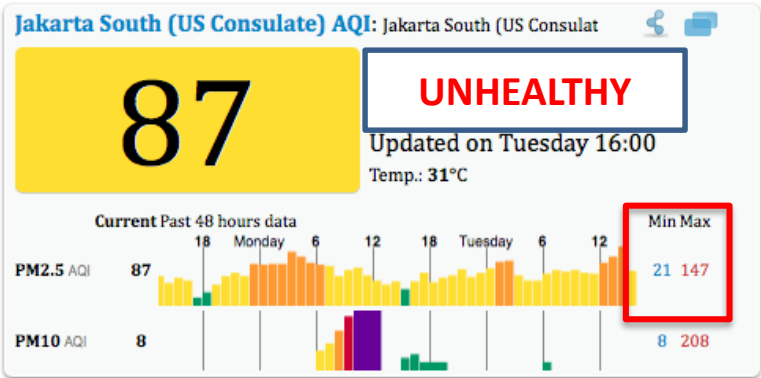


Particulate Matter 2.5 micron Jakarta's Silent Killer

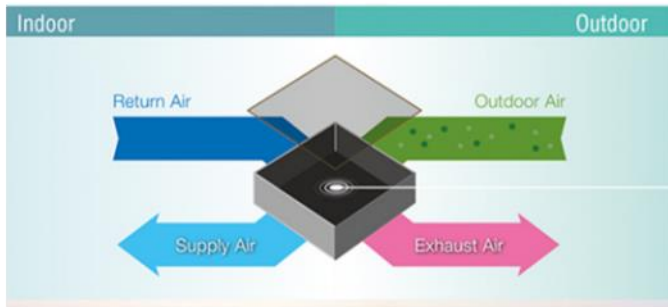
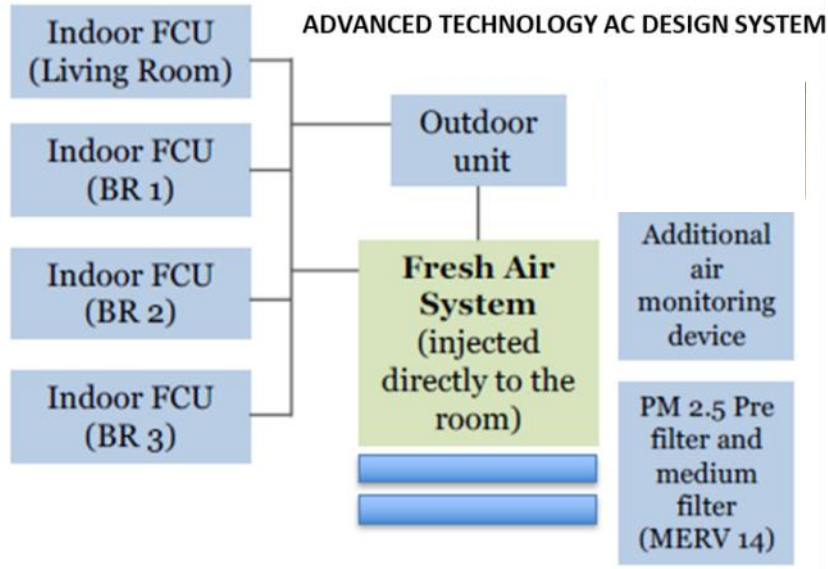


PM 2.5 WHO Standard

PM2.5 ($\mu\text{g}/\text{m}^3$)	Air Quality Description
0 – 15	Good
16 – 65	Moderate
66 – 150	Unhealthful
151 – 250	Very unhealthful
251	Hazardous



1st High Indoor Air Quality Apartment in Indonesia



Benefits of High Indoor Air Quality:

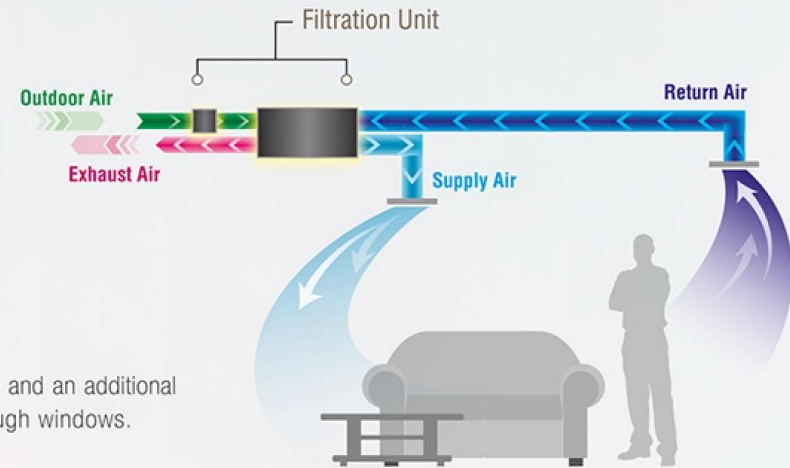
- **Comfortable indoor temperature** of 23 cDeg (± 1 cDeg)
- Comfortable Relative Humidity of 55%, **reduce outdoor humidity**
- PM 2.5 filtered fresh air: **healthy fresh air inside unit**
- **Avoid condensation and molds**
- Fresh air exchange in occupied and non-occupied condition: **reduce the common “un-used room odor” if the unit is not occupied for certain time**
- Energy efficient and low saving mode: **reduce utility costs**
- Improve **respiratory health** and give positive impact on **vascular health**

Effectively Filtering PM2.5 for Healthier & More Comfortable Environments



Ventilation through Windows

Hot or cold outdoor air introduced into the indoor increases not just the workload of air conditioners but also the cost of the operation. In addition, outdoor supplied air contains PM2.5, motor vehicle exhaust and industrial emissions, which harm our health.



Ventilation through Purifying Heat Reclaim Ventilator

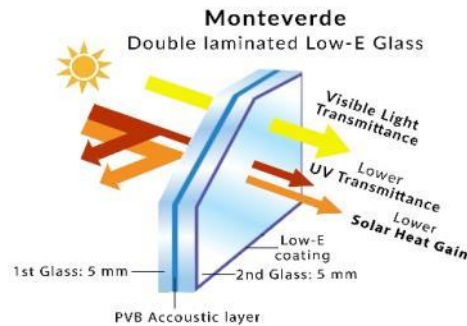
- ≡ The purifying heat reclaim ventilator utilizes heat exchange technology and an additional purifying filtration unit to solve problems caused by ventilation through windows.

DOUBLE-Layered Efficient Filtration



Energy Efficiency (39% - EDGE Certification)

Double Laminated Low-E Glass



Energy efficient:

Keeping the natural light transmittance, whilst reducing heat transmittance

- > heat pockets along the windows are eliminated
- > reduction of AC cooling load

Protects your home interior:

reduction of harmful UV exposure -> avoid damage/fading of colors of your interior

Sound insulation:

Double laminated Low E glass and PVB acoustic layer -> reduce 60% of outside noise pollution

LED Lighting

Traditional Lighting



1 traditional
lighting bulb
1.000 hrs

Monteverde LED Lighting



9 LED bulbs (80% more
energy efficient)
25.000 hrs

Energy efficient:

Less energy usage and longer lifespan -> reduce utility and maintenance cost

-> Energy savings of up to 1.6 mio kWh/year = operating 3.500 double door refrigerator 24/7 for a year

Water Efficiency (20% - EDGE Certification)



Dual flush
4,5 L



Washbasin
7 Lpm

Shower Head
12 Lpm

Water efficient:

-> Water savings of up to 10.000 m³/year = 4 olympic swimming pool (50 m x 25 m)



VERDE TWO

***Beyond Your Investment,
It's Your Lifestyle & Private Sanctuary***



8600 sqm dedicated for only 312
exclusive residential units

Open corridors inside the building
for better air circulation



Hands-Free entry electronic
door lock for residence



Sophisticated community
surrounded by good-class
neighbourhood



Personalize gym classes with
professional personal trainers



5-star lifestyle amenities
as an extension of
your home



The best panoramic view from your own apartment in Jakarta



High quality materials ranging from
Caesarstone to Monte Altissimo marble



Collaboration design by
Yabu Pushelberg and Johnson Fain, USA

High potential appreciation
and investment value
at Kuningan CBD



**Breathe
The Alps Air Everyday
in Your Home**



**The 1st High Indoor Air Quality
Apartment in Indonesia**

Monteverde Tower **Fact Sheet**

Land Size	: $\pm$ 8,600 sqm
Qty of Floor	: 39 floors
Units per Floor	: 4 units
Total Unit	: 124 units
Parking Ratio	: 1:1.7 (ttl 517 lots)
City Sight View	: North & South
Ceiling Height	: up to 3 meter
Unit Plan Size	:
- 3 Bedrooms	= 182 sqm (Nett)

**Hand Over
Q3 2019**



VERDE TWO

MONTEVERDE TOWER

Monteverde Floor Plan – All Corner Units

Type C1



Type C2



Corridor



Type C4
Sudirman CBD

Type C3



Terraverde Tower Fact Sheet

Land Size	: $\pm$ 8,600 sqm
Qty of Floor	: 39 floors
Units per Floor	: 6 units
Total Unit	: 186 units
Parking Ratio	: 1:1.7 (ttl 517 lots)
City Sight View	: North & South
Ceiling Height	: up to 3 meter
Unit Plan Size	:
- 2 Bedrooms	= 132 – 148 sqm (Nett)
- 3 Bedrooms	= 166 sqm (Nett)

Hand Over
Q2 2019

Menteng – Thamrin – HR Rasuna Said



HR Rasuna Said – Sudirman – Casablanca – Gatot Subroto

Competitive Pricing

Public Pricing & Term of Payment per January 2020

Monteverde Tower		Terraverde Tower	
Starting From	Starting From	Starting From	Starting From
IDR 52.9 mio/sqm*	IDR 54.8 mio/sqm*	IDR 52.1 mio/sqm*	IDR 54.3 mio/sqm*
Hard Cash	KPA	Hard Cash	KPA
12x Installment	Dp 10% - Installed 8x 90% - KPA	10x Installment	Dp 15% - Installed 6x 85% - KPA
Price start from IDR 12.248.436.578 Installment start from IDR 1.020.703.048	Price start from IDR 12.557.441.688 Monthly Installment start from: DP: IDR 156.343.021 Direct payment to bank	Price starting from IDR 9.228.013.080 Installment start from IDR 917.801.308	Price start from IDR 9.629.231.040 Monthly Installment start from: DP: IDR 239.480.776 Direct payment to bank
*Price above is tax inclusive			
*Booking fee is IDR 50 Million (Refundable)			
*price can change without any notification			

Agent Rewards

REFERRAL FEE PROGRAM

3%

Term & Conditions:

1. The percentage of the commission is calculated from the Net Selling Price (excludes PPn and any other taxes, after a discount).
2. The commission is subject to PPh/Income Tax deduction.
3. Closing fee will be paid once 10% down payment is fully paid
4. The commission will be paid 1 (one) month after all administration and payment required are fulfilled.

THANK YOU



FOR FURTHER INFORMATION PLEASE CONTACT YOUR TRUSTED AGENT COORDINATOR or EMAIL TO info@verdetwo.com